HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Calgary CMA

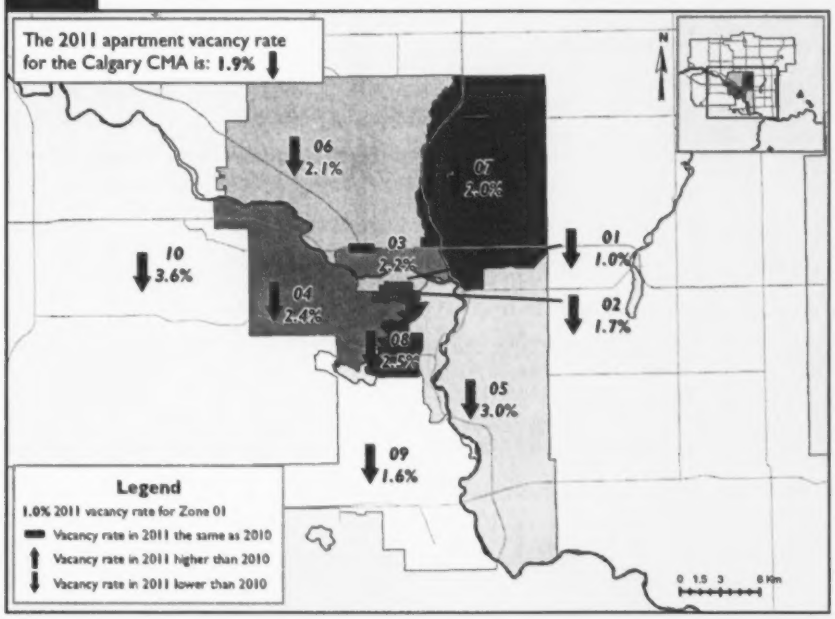
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Highlights

- The apartment vacancy rate in the Calgary CMA reached 1.9 per cent in October 2011, down from 3.6 per cent in October 2010.
- Average rent for a two-bedroom apartment unit was $1,084 per month in October 2011, compared to $1,069 in October 2010.
- The vacancy rate for row (townhouse) rentals was two per cent in 2011, down from 3.7 per cent a year earlier.

Figure 1



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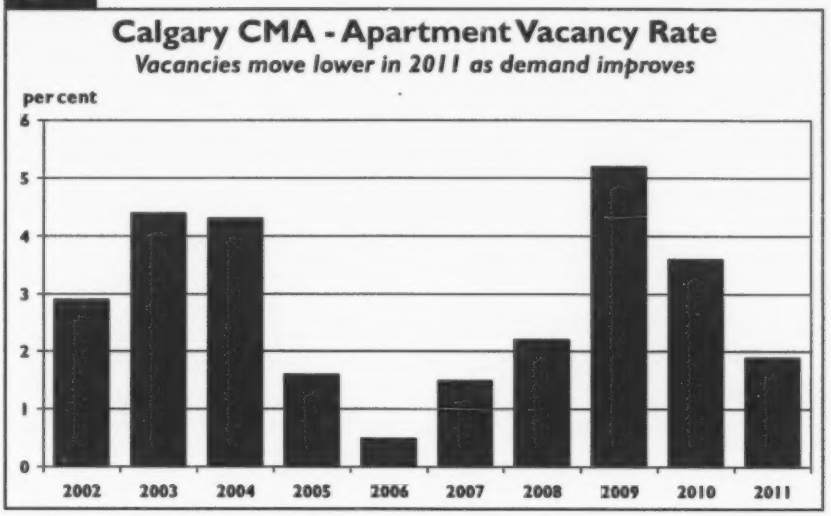
Calgary Rental Market Survey

Rental Vacancies Decline for Second Consecutive Year

The apartment vacancy rate[1] in the Calgary Census Metropolitan Area (CMA) declined for the second consecutive year in 2011, reaching its lowest level since October 2007. In CMHC's October survey, apartment vacancies decreased to 1.9 per cent in 2011, from 3.6 per cent in 2010. Increased migration flows to the region supported by improving economic conditions and a return to robust job creation and lower unemployment had increased demand for rental accommodations.

Most zones in Calgary saw their apartment vacancy rates decline from the prior year, while others remained relatively stable. The Downtown zone reported the lowest vacancy rate at one per cent in October 2011, declining from 2.8 per cent a year earlier. Demand for rental units in the downtown area has been brisk as it is close to many employers who have been busy securing office space and expanding their workforce. Another area that has benefitted from the increased activity in the core was the Beltline. The vacancy rate in the Beltline decreased from 4.3 per cent in 2010 to 1.7 per cent in 2011. Among all zones in the Calgary CMA, Other Centres outside of city limits had one of the highest vacancy rates in October 2011 at 3.6 per cent, however it was still down from the previous year.

Figure 2



Source: CMHC, October Survey

Demand for all apartment bedroom types increased in 2011. The vacancy rate for bachelor and two-bedroom unit types reached 1.9 and two per cent, respectively, both declining from October 2010 to October 2011. Three-or-more bedroom units had a vacancy rate of 3.3 per cent in October 2011, down from 5.3 per cent in the previous year. One-bedroom units experienced a three per cent vacancy rate in 2010 and a 1.8 per cent vacancy rate in October 2011.

Vacancies among all apartment structure sizes also decreased in the Calgary CMA. Larger rental properties tended to have a lower vacancy rate than smaller structures. The largest structure size category of 100+ units had the lowest vacancy rate at one per cent, down from three per cent a year earlier. The highest vacancy rates in October 2011 were found in structures of three-to-five units, at 3.3 per cent, and in structures of six-to-19 units, at 2.8 per cent.

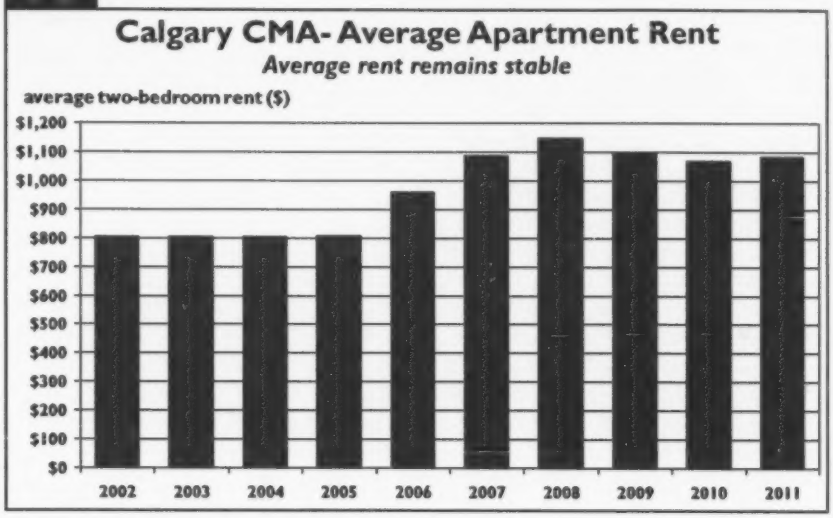
Apartment rental units that were constructed between 1990 and 1999 had a vacancy rate of 0.3 per cent in October 2011, down from 4.4 per cent in 2010. This year's vacancy rate for these structures was the lowest compared to structures built in other periods. Structures built in 2000 and later had a vacancy rate of 3.4 per cent in 2011, up from 1.9 per cent in 2010. With the exception of structures built in 2000 and later, vacancies were lower in 2011 than 2010.

Declining Vacancies Stabilize Rents

Despite the reduction in vacancies, the average rent in Calgary remained relatively stable this year. Declining vacancies have provided some rental owners an opportunity to offer fewer incentives and maintain rental rates. Following a 2.6 per cent reduction

[1] Based on privately-initiated rental apartment structures of three or more units.

Figure 3



Source: CMHC, October Survey

from October 2009 to October 2010, same-sample rents[2] for all apartment units in Calgary increased 1.8 per cent this October. Bachelor and two-bedroom units reported the strongest year-over-year gain in same-sample rents, both up 1.9 per cent from October 2010. Overall, the average two-bedroom rent in the Calgary CMA was $1,084 in October 2011 compared to $1,069 in October 2010.

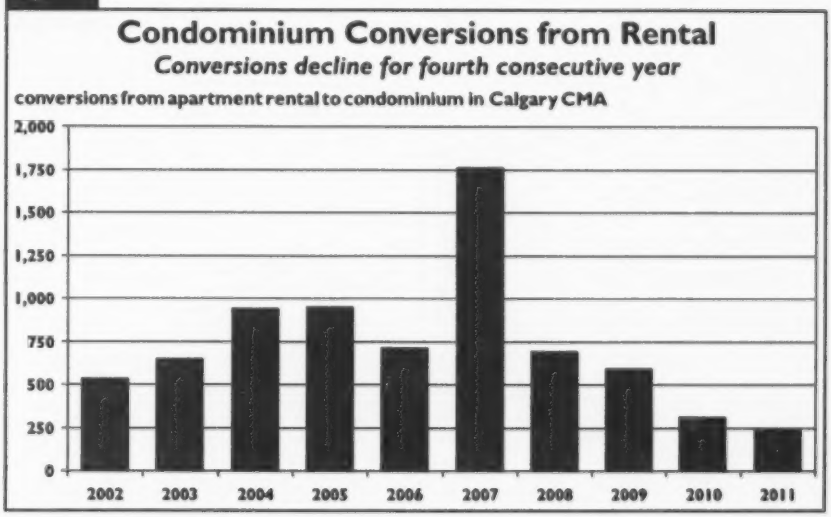
The average two-bedroom monthly rent in the Calgary CMA was the highest in Downtown, reaching $1,214 in October 2011, while in October 2010 it was $1,173. Rental rates in the Downtown zone tend to be higher compared to other areas as some tenants are willing to pay a premium to live downtown. The lowest average two-bedroom rent was in the Southeast and Other Centres at $947 and $944 per month, respectively. These two zones also had among the lowest average two-bedroom rent in the October 2010 survey.

On a same sample basis, the total average apartment rent increased in a majority of zones in the Calgary CMA, while others remained stable. The total average rent increased 3.7 per cent in Chinook and 2.5 per cent in the Northwest. Meanwhile, the average rent in Downtown and Fish Creek increased 1.3 and 1.1 per cent respectively from October 2010 to October 2011.

Rental Apartment Universe Moves Lower in 2011

The October 2011 survey for the Calgary CMA included 34,814 apartment rental units, down from 35,512 units in the previous year. Since reaching a peak in 1994 with nearly 50,000 purpose-built apartment units, the universe has been trending downwards. The main contributor to the decline has been a higher number of condominium conversions relative to new rental projects being started. Other changes to the universe would include units not available for rent for reasons such as demolitions and renovations. From October 2010 to October 2011, the most notable change in the apartment rental market universe was in the Beltline and

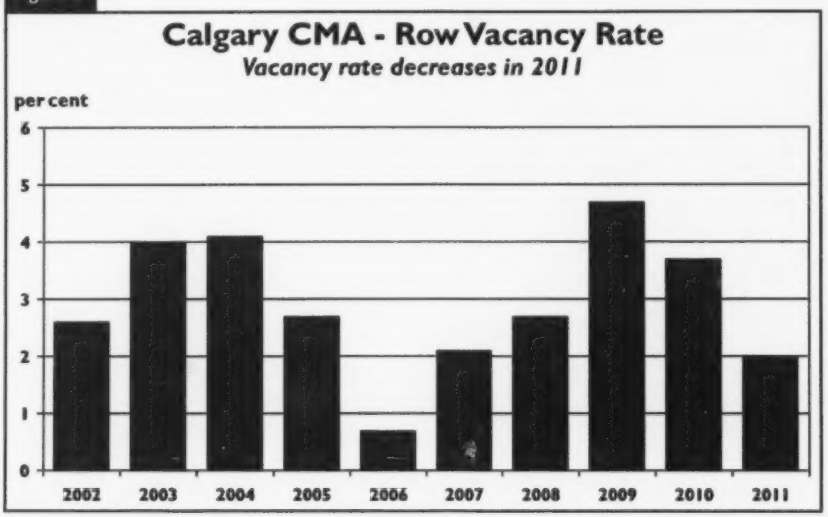
Figure 4



Source: CMHC, 12-month ending October

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2010 and 2011 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

Figure 5



Source: CMHC, October Survey

Northwest, both declining 163 units. The Southeast was the only area where the universe did not decrease from the previous year. Within the City of Calgary, the universe declined from 35,071 units in October 2010 to 34,380 in October 2011, down 691 units.

There were approximately 239 condominium apartment conversions in the 12-month period ending October 2011 compared to 311 conversions during the same period a year earlier. The pace of condominium conversions has gradually moderated since 2007 when 1,761 conversions took place. Moderate price growth and competition from a well-supplied condominium resale market has reduced the incentive to convert rental units into condominiums. Although condominium conversions have decreased, the apartment rental market universe continues to decline as construction of new rental units for the purpose-built rental market has not been active enough to contribute any net gains to the universe.

Improved Demand Contributes to Lower Availability Rate

The overall availability rate[3] in the Calgary CMA declined to 3.2 per cent in October 2011, from 5.8 per cent in October 2010. Every zone experienced a decline in the availability rate from the previous year. The availability rate in the Beltline declined to 3.2 per cent in 2011. This represented the largest change in the availability rate across all zones. The smallest change in the availability rate was in Southeast and Chinook, both decreasing to 4.6 and 4.9 per cent, respectively. Not only did the availability rate decline in each zone, but also for every bedroom type.

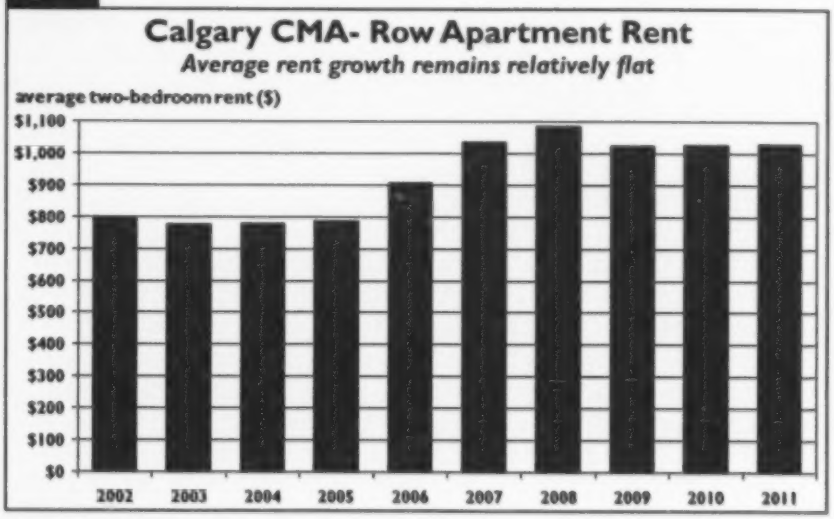
Row (Townhouse) Vacancies Decline

Row units also experienced an increase in rental demand in 2011. In CMHC's 2011 survey, row vacancies declined to two per cent in October 2011, down from 3.7 per cent in October 2010. The lowest vacancy rates were in the Northeast at 1.3 per cent and Fish Creek at 1.4 per cent, while the highest vacancy rate was in the Southwest at 4.5 per cent. Of the 10 zones surveyed, vacancies in North Hill remained unchanged from the previous year at 2.4 per cent.

The row rental universe in the Calgary CMA totalled 3,843 units in October 2011 compared to 3,896 a year earlier. A majority of the decline in the row rental universe was in the Northeast zone, down 42 units from 895 in 2010 to 853 in 2011. For most of the zones, the row rental universe remained relatively unchanged from a year earlier. The highest number of units was located in the Northwest with 1,206 row rental units, representing roughly a third of the 3,843 units in the row universe. Northeast and Fish Creek had the next highest number of row rental units at 853 and 703 units, respectively. The zones with the fewest number of row units was Downtown at zero units, Other Centres at 10 units and the Beltline at 15 units.

[3] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short-term basis.

Figure 6



Source: CMHC, October Survey

Row (Townhouse) Rents Remain Stable

In CMHC'S 2011 October survey, row rental rates for all bedroom types averaged $1,073 per month. Average rents for row units were the highest in the Southeast and Northeast zones at $1,122 and $1,134 per month, respectively. The lowest average rents were found in the Southwest at $942 and North Hill at $956 per month. On a same-sample basis, the overall average row rent remained stable from October 2010 to October 2011, however, the average rent among two-bedroom units slightly increased.

Rental Market Outlook

Steady Demand to Support Rent Increases

Economic activity is expected to continue supporting rental demand in 2012. Investments in the energy sector are promoting economic growth in Calgary, creating jobs and attracting migrants. The gain in migrants in particular, will contribute to rental demand as many of them will likely look to rent and familiarize themselves with the region before purchasing a home. In addition, rental supply is not anticipated to see any large increases in the near future. There have been few new rental projects started for the traditional rental market and the number of units underway has declined. In October 2011, there were 110 apartment rental units under construction, down from 288 units a year earlier. Although these units will add to rental supply when completed, condominium conversions and demolitions will keep supply from experiencing any large increases. As a result, vacancies throughout the forecast period are anticipated to remain low at under three per cent.

With more people looking for rental accommodations, rental rates are anticipated to increase. As vacancies are expected to remain low, landlords and property owners will also require fewer incentives to attract prospective tenants. The average two-bedroom apartment rent is anticipated to reach $1,100 in October 2012, an increase of $16 per month from $1,084 in October 2011. Despite the rise, the average two-bedroom rent will still be below the peak level of $1,148 reached in 2008.

Secondary Rental Market Survey

CMHC collects information on apartment condominiums offered for rent, as well as the following types of units: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

Secondary Rental Market Survey: Condominium Apartments

Condominium Vacancies Relatively Unchanged

The vacancy rate for rental condominium apartments remained relatively unchanged from the previous year at 5.7 per cent in 2011. Compared to the purpose-built rental market, there continues to be a higher proportion of vacant condominium apartments, as new condominium inventories and resale active listings remain elevated. This has contributed to vacancies being

higher in 2010 and 2011 compared to what was reported in previous years. Although rental demand has been supported by improving economic conditions, factors such as heightened condominium supply and tenants moving into homeownership have kept the vacancy rate from moving lower. The condominium apartment vacancy rate in the Core and West area was 5.7 and 5.9 per cent, respectively.

Condominium Average Rent Stable

The average condominium rent in CMHC's October survey was $1,378 per month in October 2011 compared to $1,355 in 2010. Rental rates in condominium apartments are typically higher compared to those in the purpose-built market as the buildings are generally newer and have more features such as additional appliances and washrooms. In addition, the condominium rent often includes other amenities such as underground parking, a fitness centre, or a recreational room. Accordingly, the average two-bedroom rent in the condominium market was $1,460 per month, compared to $1,084 in the purpose-built rental market. In the Calgary CMA, the Core area had an average condominium apartment rent of $1,521 in October 2011, while the average rent in the West was $1,243 per month. The East zone reported an average rent of $1,202 in 2011.

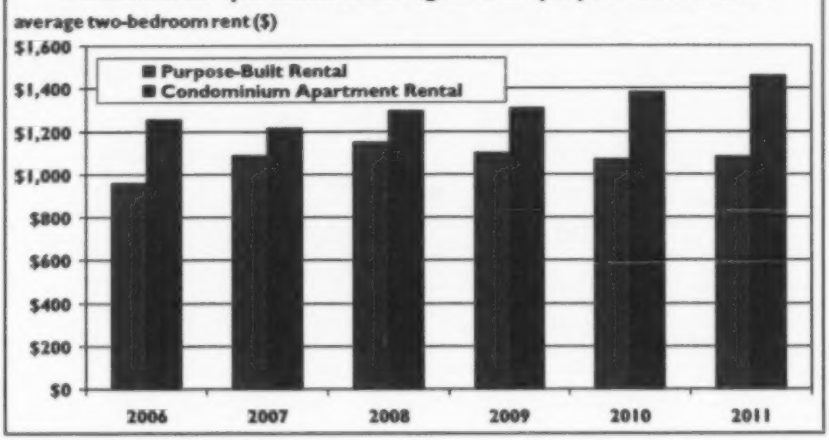
Condominium Rental Universe

The condominium apartment universe has increased each year since the survey was introduced back in 2006. In October 2011, the condominium apartment universe reached 42,361 units, up from 40,473 units in the previous year. The percentage of units in the condominium apartment universe that was identified as rentals in October 2011 remained similar to the previous year at 26 per cent or 11,106 units. The percentage of rental units in the condominium apartment universe has increased since 2006 when it was below 18 per cent. An elevated supply of condominium units in both the new and resale markets has contributed to a higher proportion of rental units. Of the 11,106 condominium apartment rental units, 4,639 and 5,366 units are located in the Core and West areas, respectively.

Figure 7

Rental Apartment vs Condominium Rents

Condominium apartment rents higher than purpose-built market



Source: CMHC, October Survey

Secondary Rental Market Survey: Other Dwellings

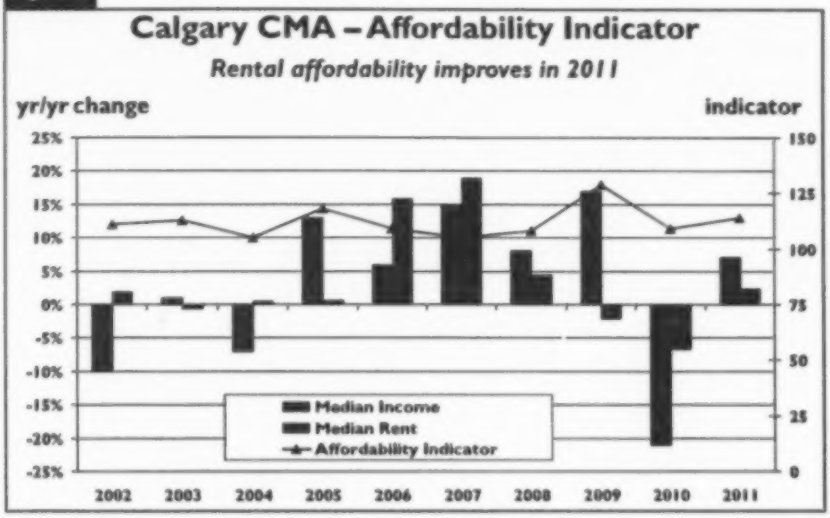
CMHC's Secondary Rental Market Survey also collects information on households in rented single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. In the other secondary rental market, the number of renter households reached 54,878 in October 2011 compared to 53,312 in October 2010. Semi-detached, row and duplex dwellings represented the largest segment of other secondary rental units in October 2011. With 26,217 households, this represented 48 per cent of the total number of other secondary rental units. There were 16,725 single-detached rented dwellings estimated in the 2011 survey while rental accessory suites amounted to 11,936 households.

The overall average rent for all other secondary rental units in 2011 was $1,187 per month relatively unchanged from the previous year. Compared to other dwelling types, single-detached units had the highest rent at $1,408 per month. The rent for semi-detached, row and duplex dwelling types averaged $1,126 per month, while accessory suites averaged $946 per month.

Rental Affordability Indicator

CMHC's rental affordability indicator shows that affordability in Calgary's rental market has increased from the previous year. The affordability indicator in 2011 was 114 compared to 109 in 2010. Affordability increased because renter household income grew at a faster rate in the past year than the increase in the cost of renting a median-priced two-bedroom apartment. The estimated median income of renter households rose by seven per cent from 2010 to 2011, while the median price of a two-bedroom rental apartment increased by only 2.4 per cent to $1,075 per month.

Figure 8



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

[4] Please refer to the methodology section for detailed information on the indicator.

Apartment Vacancy Rates (%) by Major Centres	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	5.0	3.8
Moncton	4.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
Total	**2.6**	**2.2**

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres[5] decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

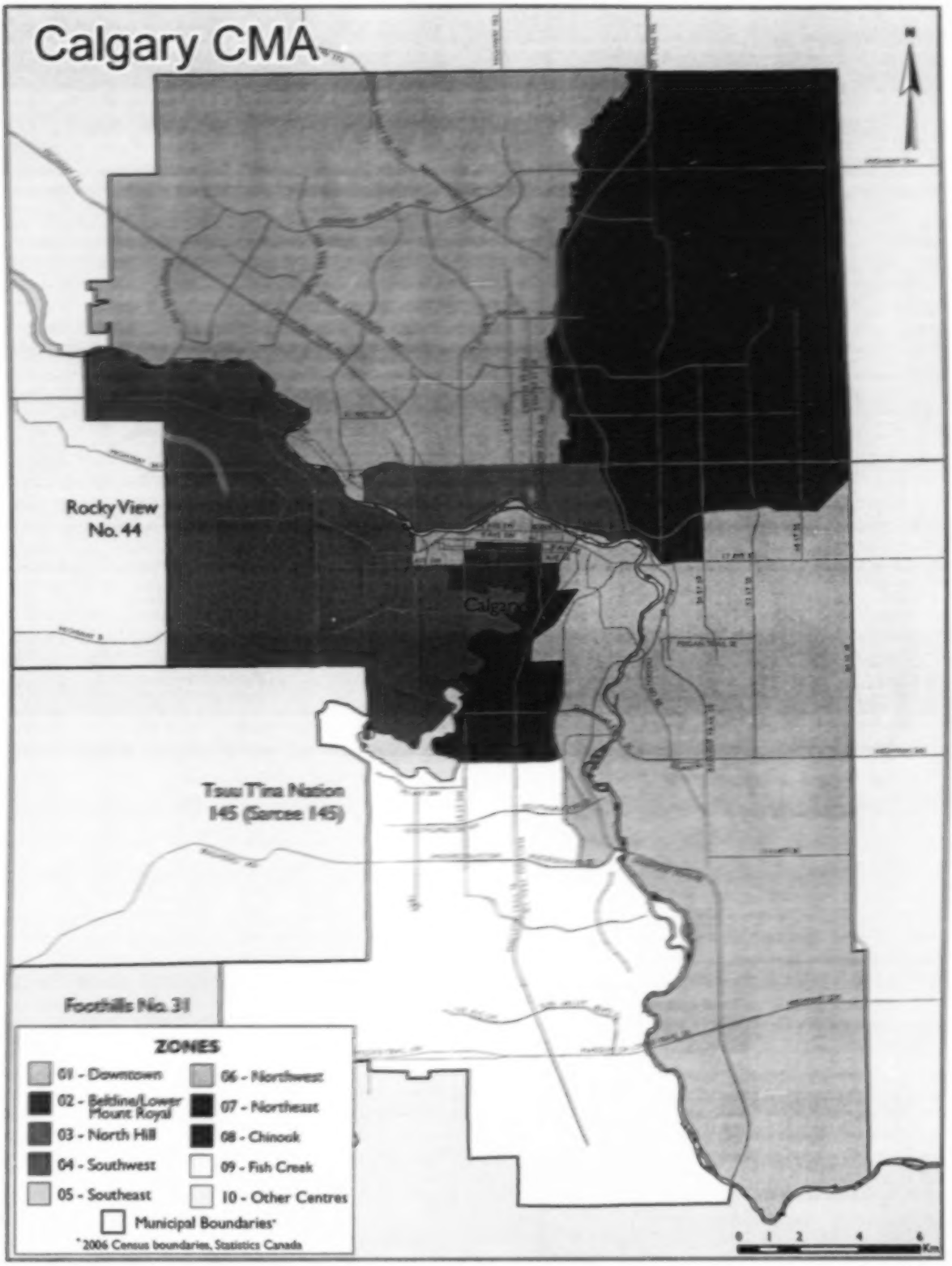
The major centres with the lowest vacancy rates in October 2011 were Regina (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent) and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent) and Moncton (4.3 per cent).

The Canadian average two-bedroom rent was up from $860 in October 2010 to $883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,237), Toronto ($1,149), Ottawa ($1,086), Calgary ($1,084), Victoria ($1,045), Edmonton ($1,034) and Barrie ($1,001). The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($547), Saguenay ($557) and Sherbrooke ($577).

Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent) and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent) and Montréal (2.8 per cent).

[5] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Calgary CMA
Rocky View No. 44
Tsuu T'ina Nation 145 (Sarcee 145)
Foothills No. 31
ZONES
01 - Downtown
02 - Beltline/Lower Mount Royal
03 - North Hill
04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 1 2 4 6 Km

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Kingston	1.0	1.1
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Regina	1.0	0.6
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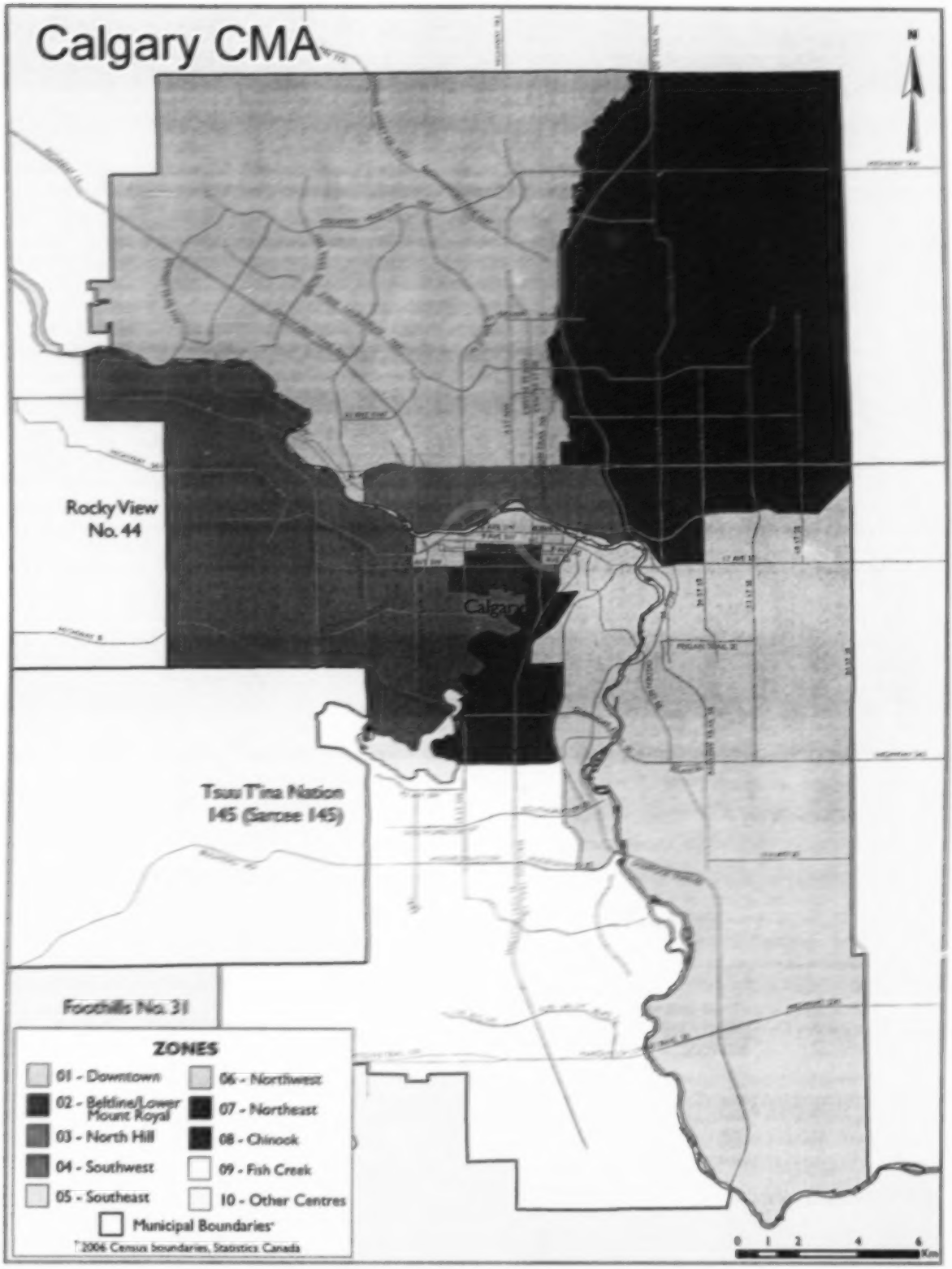
Calgary CMA
N
Rocky View No. 44
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ZONES
01 - Downtown
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04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada
0 1 2 4 6
Km

RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	**Core** includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	**West** includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	**East** includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	**Calgary CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Winnipeg, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	5.0 a	**	2.0 a	0.6 a	3.9 a	1.8 c	11.9 a	4.2 d	2.8 a	1.0 a
Zone 2 - Beltline	4.5 b	1.1 a	4.4 a	1.8 a	4.1 a	1.7 a	3.7 a	**	4.3 a	1.7 a
Zone 3 - North Hill	1.2 d	**	1.9 a	2.2 a	3.5 b	2.3 b	4.1 d	**	2.6 a	2.2 a
Zone 4 - Southwest	5.3 d	**	2.6 a	2.6 a	4.4 c	2.4 b	3.9 d	**	3.7 b	2.4 a
Zone 5 - Southeast	2.1 a	0.0 a	3.4 a	3.4 a	5.3 a	3.0 a	5.6 a	2.4 b	4.5 a	3.0 a
Zone 6 - Northwest	**	**	2.1 a	1.3 a	4.2 b	2.0 b	6.1 c	4.4 d	3.6 a	2.1 a
Zone 7 - Northeast	**	**	4.2 a	2.7 c	4.7 a	1.6 b	4.4 a	0.9 a	4.5 a	2.0 b
Zone 8 - Chinook	0.0 c	0.0 c	2.7 a	2.3 a	4.8 a	2.2 a	2.2 a	13.2 a	3.6 a	2.5 a
Zone 9 - Fish Creek	2.4 a	0.0 a	1.9 a	1.3 a	3.3 a	1.8 a	5.8 a	2.2 a	3.0 a	1.6 a
Calgary City (Zones 1-9)	4.1 b	1.9 b	2.9 a	1.8 a	4.1 a	2.0 a	5.1 b	3.1 c	3.6 a	1.9 a
Zone 10 - Other Centres	**	0.0 a	4.6 c	5.4 b	7.3 a	2.0 b	10.5 a	10.8 a	6.8 a	3.6 b
Calgary CMA	4.1 b	1.9 b	3.0 a	1.8 a	4.2 a	2.0 a	5.3 b	3.3 c	3.6 a	1.9 a

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	759 a	677 b	929 a	956 a	1,173 a	1,214 a	1,197 a	1,282 a	1,000 a	1,036 a
Zone 2 - Beltline	719 a	722 a	884 a	885 a	1,129 a	1,133 a	1,595 a	1,658 b	959 a	957 a
Zone 3 - North Hill	679 a	687 a	814 a	811 a	1,006 a	987 a	1,040 a	1,095 a	887 a	880 a
Zone 4 - Southwest	671 b	692 b	868 a	862 a	994 a	1,012 a	1,072 a	1,136 b	938 a	945 a
Zone 5 - Southeast	639 a	586 c	871 a	877 a	950 a	947 a	842 a	886 a	897 a	902 a
Zone 6 - Northwest	645 a	619 b	939 a	914 a	1,068 a	1,090 a	1,050 a	1,026 b	1,008 a	999 a
Zone 7 - Northeast	n/s	n/s	925 a	900 a	1,043 a	1,046 a	1,006 a	1,018 a	999 a	1,000 a
Zone 8 - Chinook	719 a	785 a	880 a	915 a	1,069 a	1,100 a	1,174 a	1,169 a	974 a	1,008 a
Zone 9 - Fish Creek	734 a	758 a	959 a	973 a	1,091 a	1,121 a	1,089 a	1,088 a	1,041 a	1,063 a
Calgary City (Zones 1-9)	711 a	707 a	895 a	900 a	1,072 a	1,087 a	1,060 a	1,082 a	971 a	979 a
Zone 10 - Other Centres	**	626 a	814 a	840 a	921 a	944 a	931 a	925 a	879 a	900 a
Calgary CMA	709 a	705 a	894 a	899 a	1,069 a	1,084 a	1,057 a	1,077 a	969 a	978 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	164	152	3,043	3,024	1,506	1,506	22	22	4,735	4,704
Zone 2 - Beltline	701	724	5,184	5,049	3,049	2,990	50	58	8,984	8,821
Zone 3 - North Hill	105	97	1,798	1,769	1,218	1,187	82	84	3,203	3,137
Zone 4 - Southwest	156	157	1,801	1,763	2,128	2,027	344	338	4,429	4,285
Zone 5 - Southeast	48	52	561	563	683	683	178	178	1,470	1,476
Zone 6 - Northwest	90	90	1,792	1,705	2,041	1,968	455	452	4,378	4,215
Zone 7 - Northeast	8	8	668	665	1,122	1,101	92	89	1,890	1,863
Zone 8 - Chinook	33	30	1,289	1,290	1,151	1,155	89	69	2,562	2,544
Zone 9 - Fish Creek	41	35	1,185	1,145	1,937	1,919	257	236	3,420	3,335
Calgary City (Zones 1-9)	1,346	1,345	17,321	16,973	14,835	14,536	1,569	1,526	35,071	34,380
Zone 10 - Other Centres	23	22	120	115	260	260	38	37	441	434
Calgary CMA	1,369	1,367	17,441	17,088	15,095	14,796	1,607	1,563	35,512	34,814

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	9.2 a	**	4.6 a	2.6 a	7.5 a	4.1 c	11.9 a	4.2 d	5.7 a	3.0 b
Zone 2 - Beltline	7.3 b	2.5 c	6.7 a	3.5 b	6.9 a	2.8 a	3.7 a	**	6.8 a	3.2 a
Zone 3 - North Hill	2.5 c	**	4.0 b	2.3 a	4.9 b	2.4 b	**	**	4.3 a	2.3 a
Zone 4 - Southwest	**	**	4.9 b	4.0 b	6.8 b	3.7 b	5.8 d	**	6.0 a	3.7 b
Zone 5 - Southeast	2.1 a	0.0 a	3.9 a	4.8 a	6.2 a	5.4 a	8.4 a	2.4 b	5.5 a	4.6 a
Zone 6 - Northwest	**	**	4.2 b	2.5 a	6.1 b	3.0 b	10.9 d	5.3 c	5.9 a	3.1 b
Zone 7 - Northeast	**	**	6.2 a	2.9 c	6.1 a	2.8 a	5.5 a	0.9 a	6.1 a	2.8 b
Zone 8 - Chinook	0.0 c	0.0 c	4.5 a	5.2 a	7.3 a	4.1 a	6.6 a	13.2 a	5.8 a	4.9 a
Zone 9 - Fish Creek	2.4 a	0.0 a	3.6 a	1.9 a	4.6 a	2.4 a	6.6 a	3.1 b	4.4 a	2.3 a
Calgary City (Zones 1-9)	6.5 b	2.7 b	5.1 a	3.2 a	6.3 a	3.2 a	7.8 b	3.8 c	5.8 a	3.2 a
Zone 10 - Other Centres	**	0.0 a	5.4 b	5.4 b	7.3 a	2.8 a	10.5 a	13.5 a	7.3 a	4.3 b
Calgary CMA	6.5 b	2.7 b	5.1 a	3.2 a	6.3 a	3.2 a	7.8 a	4.1 b	5.8 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Downtown	++	**	-3.7 b	1.6 c	-3.6 c	1.2 a	**	1.9 c	-3.8 b	1.3 a
Zone 2 - Beltline	**	++	-1.8 c	0.9 d	-1.6 c	1.7 c	**	++	-2.0 c	1.6 c
Zone 3 - North Hill	**	++	++	++	++	++	++	**	++	++
Zone 4 - Southwest	++	++	-3.3 c	2.5 b	-4.3 c	2.4 b	**	++	-3.4 b	2.2 b
Zone 5 - Southeast	++	++	-1.7 b	1.4 a	-1.1 a	1.2 a	-4.6 d	5.2 c	-2.1 b	2.3 a
Zone 6 - Northwest	++	++	-2.2 a	2.5 b	-3.2 b	2.7 b	-2.5 c	1.4 d	-2.3 b	2.5 b
Zone 7 - Northeast	n/s	n/s	-1.9 c	1.5 a	-1.8 b	1.5 a	-4.2 d	++	-2.9 a	1.4 a
Zone 8 - Chinook	-8.6 c	5.6 b	-3.4 c	4.2 d	-3.5 b	4.7 d	**	1.8 b	-3.1 c	3.7 d
Zone 9 - Fish Creek	-5.1 d	**	-2.3 c	1.4 a	-3.9 b	1.1 a	-3.1 d	0.6 b	-3.5 b	1.1 a
Calgary City (Zones 1-9)	-2.6 c	1.9 c	-2.4 a	1.8 a	-2.7 a	1.9 a	-5.5 d	++	-2.6 a	1.7 a
Zone 10 - Other Centres	**	**	-1.8 c	2.9 b	-1.1 a	2.1 b	2.7 a	-0.3 a	-1.0 a	2.0 b
Calgary CMA	-2.5 c	1.9 c	-2.4 a	1.8 a	-2.7 a	1.9 a	-5.5 d	++	-2.6 a	1.8 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Calgary CMA										
Pre 1960	**	**	2.9 b	2.5 c	4.3 c	3.3 c	**	**	3.7 b	2.8 b
1960 - 1974	3.6 b	1.8 c	2.7 a	1.3 a	4.0 a	1.8 a	4.5 b	3.4 c	3.3 a	1.6 a
1975 - 1989	3.4 c	1.4 d	3.6 a	2.5 a	4.4 a	1.9 a	6.5 b	3.1 d	4.1 a	2.2 a
1990 - 1999	n/u	n/u	2.4 c	**	5.1 c	0.5 b	**	**	4.4 c	0.3 a
2000+	n/u	n/u	1.3 a	2.5 a	2.5 a	4.1 b	**	**	1.9 a	3.4 b
Total	4.1 b	1.9 b	3.0 a	1.8 a	4.2 a	2.0 a	5.3 b	3.3 c	3.6 a	1.9 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Calgary CMA										
Pre 1960	630 b	679 b	826 a	844 a	1,031 a	1,033 a	**	n/s	867 a	881 a
1960 - 1974	744 a	725 a	889 a	890 a	1,065 a	1,071 a	1,080 a	1,113 a	956 a	955 a
1975 - 1989	701 a	693 b	903 a	905 a	1,046 a	1,064 a	1,018 a	1,026 a	978 a	991 a
1990 - 1999	n/u	n/u	1,041 a	1,034 a	1,294 a	1,214 a	**	**	1,230 b	1,173 a
2000+	n/u	n/u	1,114 a	1,165 a	1,427 a	1,441 a	**	**	1,281 a	1,320 a
Total	709 a	705 a	894 a	899 a	1,069 a	1,084 a	1,057 a	1,077 a	969 a	978 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Calgary CMA										
3 to 5 Units	0.0 d	**	2.3 c	1.7 c	6.4 b	3.4 c	6.2 b	3.6 c	5.8 b	3.3 b
6 to 19 Units	6.1 c	1.7 c	3.4 b	2.9 a	4.5 b	2.9 b	**	0.7 b	3.9 b	2.8 a
20 to 49 Units	3.6 b	2.0 b	3.6 a	1.9 a	4.4 a	1.8 a	5.0 a	2.7 b	4.0 a	1.9 a
50 to 99 Units	4.5 c	0.0 c	2.3 a	1.4 a	1.9 a	2.1 a	3.5 a	1.2 a	2.2 a	1.7 a
100+ Units	1.5 a	1.3 a	2.3 a	0.7 a	3.9 a	1.2 a	3.5 a	4.7 b	3.0 a	1.0 a
Total	4.1 b	1.9 b	3.0 a	1.8 a	4.2 a	2.0 a	5.3 b	3.3 c	3.6 a	1.9 a

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Calgary CMA										
3 to 5 Units	640 c	585 c	744 a	732 a	867 a	886 a	962 a	946 a	883 a	882 a
6 to 19 Units	650 a	665 a	792 a	788 a	949 a	965 a	1,012 a	1,252 c	834 a	835 a
20 to 49 Units	686 a	727 a	887 a	893 a	1,056 a	1,073 a	1,164 a	1,190 a	961 a	972 a
50 to 99 Units	789 a	766 a	924 a	947 a	1,098 a	1,127 a	1,323 a	1,392 a	1,013 a	1,037 a
100+ Units	814 a	880 b	993 a	1,010 a	1,198 a	1,219 a	1,295 a	1,324 b	1,084 a	1,108 a
Total	709 a	705 a	894 a	899 a	1,069 a	1,084 a	1,057 a	1,077 a	969 a	978 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Calgary CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Calgary CMA										
LT $600	**	0.5 b	0.6 b	**	**	**	13.8 d	**	4.8 d	**
$600 - $749	3.8 d	3.4 d	2.4 b	2.4 b	2.9 c	0.0 c	**	**	2.9 b	2.8 b
$750 - $899	4.7 b	1.0 d	3.5 a	2.7 a	6.2 b	3.4 c	**	1.8 c	4.1 a	2.7 a
$900 - $1049	2.8 c	**	2.8 a	1.3 a	4.1 a	2.5 a	4.5 d	1.5 a	3.5 a	1.8 a
$1050 - $1199	**	n/s	2.6 a	0.9 a	4.6 a	1.6 a	**	**	4.2 a	1.5 a
$1200+	**	n/s	2.3 b	2.6 c	4.4 a	2.1 b	5.0 c	3.3 d	4.2 a	2.2 b
Total	4.1 b	1.9 a	3.0 a	1.8 a	4.2 a	2.0 a	5.3 b	3.3 c	3.6 a	1.9 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	6.7 a	6.7 a	**	**	2.4 a	2.4 a
Zone 4 - Southwest	**	**	7.4 a	18.5 d	2.5 a	3.8 d	2.7 a	**	2.9 a	4.5 d
Zone 5 - Southeast	n/u	n/u	0.0 a	0.0 a	3.8 a	3.0 a	7.6 a	2.3 a	5.7 a	2.6 a
Zone 6 - Northwest	n/u	n/u	0.0 d	0.0 a	2.2 b	2.5 a	3.7 c	1.6 b	2.8 b	2.0 a
Zone 7 - Northeast	n/u	n/u	n/u	n/u	4.3 d	1.4 a	4.7 a	1.2 a	4.6 b	1.3 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	0.0 a
Zone 9 - Fish Creek	**	**	**	**	1.8 b	0.6 a	5.6 a	4.4 a	2.6 a	1.4 a
Calgary City (Zones 1-9)	0.0 a	0.0 a	1.6 c	4.0 b	2.8 a	2.0 a	5.0 a	1.9 a	3.7 a	2.0 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	0.0 a	0.0 a	1.6 c	4.0 b	2.8 a	2.0 a	5.0 a	1.9 a	3.7 a	2.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	901 a	931 a	**	**	925 a	956 a
Zone 4 - Southwest	**	**	770 b	723 b	913 a	913 b	1,063 a	1,033 a	965 a	942 a
Zone 5 - Southeast	n/u	n/u	**	**	1,064 a	1,102 a	1,151 a	1,157 a	1,098 a	1,122 a
Zone 6 - Northwest	n/u	n/u	819 d	771 a	1,043 a	1,041 a	1,197 a	1,146 a	1,099 a	1,072 a
Zone 7 - Northeast	n/u	n/u	n/u	n/u	1,045 a	1,065 a	1,172 a	1,186 a	1,117 a	1,134 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	1,017 a	1,008 a	1,121 a	1,099 a	1,041 a	1,029 a
Calgary City (Zones 1-9)	**	**	848 b	826 a	1,027 a	1,031 a	1,163 a	1,149 a	1,080 a	1,073 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	848 b	826 a	1,027 a	1,031 a	1,163 a	1,149 a	1,080 a	1,073 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	0	0	0	0	0	0	0	0	0	0
Zone 2 - Beltline	0	0	1	2	6	6	7	7	14	15
Zone 3 - North Hill	0	0	14	14	15	15	12	12	41	41
Zone 4 - Southwest	2	2	27	28	205	206	146	144	380	380
Zone 5 - Southeast	0	0	15	15	264	265	302	301	581	581
Zone 6 - Northwest	0	0	55	55	633	632	519	519	1,207	1,206
Zone 7 - Northeast	0	0	0	0	400	367	495	486	895	853
Zone 8 - Chinook	0	0	0	0	27	27	27	27	54	54
Zone 9 - Fish Creek	2	2	34	35	512	508	166	158	714	703
Calgary City (Zones 1-9)	4	4	148	149	2,062	2,026	1,674	1,654	3,886	3,833
Zone 10 - Other Centres	0	0	0	0	10	10	0	0	10	10
Calgary CMA	4	4	148	149	2,072	2,036	1,674	1,654	3,896	3,843

The following letter codes are used to indicate the reliability of the estimates:
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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	6.7 a	6.7 a	**	**	2.4 a	2.4 a
Zone 4 - Southwest	**	**	7.4 a	18.5 d	4.0 b	6.3 c	6.2 a	**	5.1 a	5.8 c
Zone 5 - Southeast	n/u	n/u	0.0 a	0.0 a	6.1 a	3.8 a	8.9 a	3.0 a	7.4 a	3.3 a
Zone 6 - Northwest	n/u	n/u	0.0 d	0.0 a	3.3 c	3.3 a	5.4 c	2.8 b	4.2 c	3.0 a
Zone 7 - Northeast	n/u	n/u	n/u	n/u	5.7 c	2.7 a	6.0 a	2.7 a	5.9 b	2.7 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	3.7 a
Zone 9 - Fish Creek	**	**	**	**	3.0 b	1.4 a	5.6 a	4.4 a	3.4 b	2.0 a
Calgary City (Zones 1-9)	0.0 a	0.0 a	1.6 c	4.0 b	4.1 a	3.2 a	6.4 a	2.8 a	5.1 a	3.0 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	0.0 a	0.0 a	1.6 c	4.0 b	4.1 a	3.1 a	6.4 a	2.8 a	5.0 a	3.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	5.3 a	**	**	++	3.4 a
Zone 4 - Southwest	**	**	**	++	++	**	-3.3 d	++	-1.2 d	++
Zone 5 - Southeast	n/u	n/u	**	**	-2.0 a	2.8 a	-4.1 b	2.2 a	-2.8 a	2.4 a
Zone 6 - Northwest	n/u	n/u	**	++	-1.5 d	++	**	++	++	++
Zone 7 - Northeast	n/u	n/u	n/u	n/u	-3.7 c	1.8 a	-2.2 a	1.1 a	-2.6 b	1.3 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	-1.3 d	-2.6 c	-3.3 d	++	++	-2.0 c
Calgary City (Zones 1-9)	**	**	-4.4 d	++	-1.5 c	0.5 b	-2.6 b	++	-1.6 b	++
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	-4.4 d	++	-1.5 c	0.5 b	-2.6 b	++	-1.6 b	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	5.0 a	**	2.0 a	0.6 a	3.9 a	1.8 c	11.9 a	4.2 d	2.8 a	1.0 a
Zone 2 - Beltline	4.5 b	1.1 a	4.4 a	1.8 a	4.1 a	1.7 a	4.9 a	**	4.3 a	1.7 a
Zone 3 - North Hill	1.2 d	**	1.9 a	2.2 a	3.6 b	2.4 b	3.6 d	**	2.6 a	2.2 a
Zone 4 - Southwest	5.2 d	**	2.6 a	3.0 a	4.2 b	2.6 b	3.6 d	1.4 d	3.6 b	2.6 a
Zone 5 - Southeast	2.1 a	0.0 a	3.3 a	3.3 a	4.9 a	3.0 a	6.9 a	2.4 a	4.8 a	2.9 a
Zone 6 - Northwest	**	**	2.1 a	1.3 a	3.7 b	2.1 a	4.9 c	2.9 b	3.4 b	2.0 a
Zone 7 - Northeast	**	**	4.2 a	2.7 c	4.6 a	1.5 b	4.7 a	1.2 a	4.5 a	1.8 b
Zone 8 - Chinook	0.0 c	0.0 c	2.7 a	2.3 a	4.7 a	2.1 a	4.2 c	9.9 a	3.6 a	2.5 a
Zone 9 - Fish Creek	2.3 a	0.0 a	1.8 a	1.3 a	2.9 a	1.5 a	5.7 a	3.1 a	2.9 a	1.6 a
Calgary City (Zones 1-9)	4.1 b	1.9 b	2.9 a	1.8 a	4.0 a	2.0 a	5.0 a	2.5 a	3.6 a	1.9 a
Zone 10 - Other Centres	**	0.0 a	4.6 c	5.4 b	7.1 a	1.9 b	10.5 a	10.8 a	6.6 a	3.5 a
Calgary CMA	4.1 b	1.8 b	3.0 a	1.8 a	4.0 a	2.0 a	5.1 a	2.6 a	3.6 a	2.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	759 a	677 b	929 a	956 a	1,173 a	1,214 a	1,197 a	1,282 a	1,000 a	1,036 a
Zone 2 - Beltline	719 a	722 a	884 a	885 a	1,129 a	1,134 a	1,606 a	1,653 a	960 a	958 a
Zone 3 - North Hill	679 a	687 a	814 a	811 a	1,005 a	986 a	1,047 a	1,104 a	888 a	881 a
Zone 4 - Southwest	669 b	692 b	867 a	860 a	986 a	1,003 a	1,069 a	1,098 a	940 a	945 a
Zone 5 - Southeast	639 a	586 c	865 a	873 a	983 a	991 a	1,037 a	1,053 a	955 a	964 a
Zone 6 - Northwest	645 a	619 c	937 a	909 a	1,062 a	1,078 a	1,121 a	1,092 a	1,027 a	1,016 a
Zone 7 - Northeast	n/s	n/s	925 a	900 a	1,044 a	1,050 a	1,150 a	1,161 a	1,037 a	1,042 a
Zone 8 - Chinook	719 a	785 a	880 a	915 a	1,069 a	1,096 a	1,173 a	1,159 a	978 a	1,007 a
Zone 9 - Fish Creek	735 a	756 a	961 a	975 a	1,076 a	1,098 a	1,102 a	1,093 a	1,041 a	1,057 a
Calgary City (Zones 1-9)	710 a	707 a	895 a	899 a	1,066 a	1,080 a	1,113 a	1,118 a	982 a	988 a
Zone 10 - Other Centres	**	626 a	814 a	840 a	922 a	944 a	931 a	925 a	881 a	901 a
Calgary CMA	709 a	705 a	894 a	899 a	1,064 a	1,078 a	1,111 a	1,116 a	980 a	987 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	164	152	3,043	3,024	1,506	1,506	22	22	4,735	4,704
Zone 2 - Beltline	701	724	5,185	5,051	3,055	2,996	57	65	8,998	8,836
Zone 3 - North Hill	105	97	1,812	1,783	1,233	1,202	94	96	3,244	3,178
Zone 4 - Southwest	158	159	1,828	1,791	2,333	2,233	490	482	4,809	4,665
Zone 5 - Southeast	48	52	576	578	947	948	480	479	2,051	2,057
Zone 6 - Northwest	90	90	1,847	1,760	2,674	2,600	974	971	5,585	5,421
Zone 7 - Northeast	8	8	668	665	1,522	1,468	587	575	2,785	2,716
Zone 8 - Chinook	33	30	1,289	1,290	1,178	1,182	116	96	2,616	2,598
Zone 9 - Fish Creek	43	37	1,219	1,180	2,449	2,427	423	394	4,134	4,038
Calgary City (Zones 1-9)	1,350	1,349	17,467	17,122	16,897	16,562	3,243	3,180	38,957	38,213
Zone 10 - Other Centres	23	22	120	115	270	270	38	37	451	444
Calgary CMA	1,373	1,371	17,587	17,237	17,167	16,832	3,281	3,217	39,408	38,657

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Downtown	9.2 a	**	4.6 a	2.6 a	7.5 a	4.1 c	11.9 a	4.2 d	5.7 a	3.0 b
Zone 2 - Beltline	7.3 b	2.5 c	6.7 a	3.5 b	6.9 a	2.8 a	4.9 a	3.5 c	6.8 a	3.2 a
Zone 3 - North Hill	2.5 c	**	4.0 b	2.3 a	4.9 b	2.5 b	3.6 d	**	4.3 a	2.3 a
Zone 4 - Southwest	**	**	4.9 b	4.2 b	6.6 b	4.0 b	5.9 c	**	5.9 a	3.9 b
Zone 5 - Southeast	2.1 a	0.0 a	3.8 a	4.7 a	6.2 a	4.9 a	8.8 a	2.8 a	6.0 a	4.2 a
Zone 6 - Northwest	**	**	4.1 b	2.4 a	5.4 b	3.1 b	8.2 b	4.0 c	5.5 a	3.1 b
Zone 7 - Northeast	**	**	6.2 a	2.9 c	6.0 a	2.8 a	5.9 a	2.3 a	6.0 a	2.8 a
Zone 8 - Chinook	0.0 c	0.0 c	4.5 a	5.2 a	7.2 a	4.2 a	8.5 b	9.9 a	5.9 a	4.9 a
Zone 9 - Fish Creek	2.3 a	0.0 a	3.5 a	1.8 a	4.3 a	2.2 a	6.2 a	3.6 a	4.2 a	2.2 a
Calgary City (Zones 1-9)	6.4 b	2.7 b	5.1 a	3.2 a	6.1 a	3.2 a	7.1 a	3.3 b	5.7 a	3.2 a
Zone 10 - Other Centres	**	0.0 a	5.4 b	5.4 b	7.1 a	2.7 a	10.5 a	13.5 a	7.1 a	4.2 b
Calgary CMA	6.5 b	2.6 b	5.1 a	3.2 a	6.1 a	3.2 a	7.1 a	3.4 b	5.7 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Downtown	++	**	-3.7 b	1.6 c	-3.6 c	1.2 a	**	1.9 c	-3.8 b	1.3 a
Zone 2 - Beltline	**	++	-1.8 c	0.9 d	-1.6 c	1.8 c	**	++	-2.0 c	1.6 c
Zone 3 - North Hill	**	++	++	++	++	++	++	++	++	++
Zone 4 - Southwest	++	++	-3.3 c	2.3 c	-3.6 c	2.4 a	-2.3 c	++	-3.2 b	2.0 b
Zone 5 - Southeast	++	++	-1.3 a	1.6 b	-1.4 a	1.7 b	-4.3 c	3.5 b	-2.3 a	2.3 a
Zone 6 - Northwest	++	++	-2.3 a	2.5 b	-2.7 b	1.9 c	-2.1 c	++	-1.9 b	1.7 c
Zone 7 - Northeast	n/s	n/s	-1.9 c	1.5 a	-2.4 b	1.6 b	-2.5 b	1.0 a	-2.8 a	1.4 a
Zone 8 - Chinook	-8.6 c	5.6 b	-3.4 c	4.2 d	-3.5 b	4.7 d	1.0 a	1.6 c	-3.0 c	3.6 d
Zone 9 - Fish Creek	-5.0 d	**	-2.7 c	1.3 a	-3.4 b	++	-3.2 d	++	-3.0 b	0.5 b
Calgary City (Zones 1-9)	-2.5 c	2.0 c	-2.4 a	1.7 a	-2.6 a	1.8 a	-4.5 c	++	-2.5 a	1.6 a
Zone 10 - Other Centres	**	**	-1.8 c	2.9 b	-1.1 a	2.0 b	2.7 a	-0.3 a	-0.9 a	1.9 b
Calgary CMA	-2.5 c	2.0 c	-2.4 a	1.8 a	-2.6 a	1.8 a	-4.4 c	++	-2.4 a	1.6 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Calgary CMA - October 2011

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-10	Oct-11	Oct-10	Oct-11
Core	5.4 d	5.7 d	3.5 a	1.6 a
West	4.8 c	5.9 c	3.5 a	2.2 a
East	**	**	4.7 a	2.5 a
Calgary CMA	**5.2 c**	**5.7 c**	**3.6 a**	**1.9 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Calgary CMA - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	n/u	716 a	1,339 c	894 a	**	1,124 a	**	1,346 b
West	**	693 a	1,137 d	911 a	1,312 b	1,078 a	**	1,079 a
East	n/u	600 b	n/u	884 a	1,202 c	1,002 a	n/u	927 a
Calgary CMA	**	**705 a**	**1,270 c**	**899 a**	**1,460 c**	**1,084 a**	**	**1,077 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Calgary CMA - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Core	n/u	n/u	**	1,339 d	1,561 c	**	**	**	1,481 c	1,521 d
West	n/u	**	1,164 d	1,137 d	1,305 b	1,312 b	**	**	1,273 b	1,243 b
East	n/u	n/u	**	n/u	1,080 d	1,202 c	n/u	n/u	1,047 c	1,202 c
Calgary CMA	n/u	**	1,276 d	1,270 c	1,385 b	1,460 c	**	**	1,355 b	1,378 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Calgary CMA - October 2011

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-10	Oct-11	Oct-10	Oct-11
Calgary CMA				
3 to 9 Units	**	**	5.3 b	3.5 b
10 to 19 Units	5.4 d	**	3.6 b	2.4 a
20 to 49 Units	**	5.1 d	4.0 a	1.9 a
50 to 99 Units	2.9 c	5.8 d	2.2 a	1.7 a
100+ Units	5.1 d	5.2 d	3.0 a	1.0 a
Total	5.2 c	5.7 c	3.6 a	1.9 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Calgary CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Core	15,387	16,430	4,696 a	4,639 a	30.5 a	28.2 a	5.4 d	5.7 d
West	19,656	20,741	5,197 a	5,366 a	26.4 a	25.9 a	4.8 c	5.9 c
East	5,430	5,190	1,260 d	1,092 d	23.2 d	21.0 d	**	**
Calgary CMA	**40,473**	**42,361**	**11,168 a**	**11,106 a**	**27.6 a**	**26.2 a**	**5.2 c**	**5.7 c**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Calgary CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Calgary CMA								
3 to 9 Units	447	546	**	**	**	**	**	**
10 to 19 Units	1,646	1,794	445 d	552 a	27.0 d	30.8 a	5.4 d	**
20 to 49 Units	6,888	7,068	1,945 a	1,897 a	28.2 a	26.8 a	**	5.1 d
50 to 99 Units	7,193	7,178	1,688 a	1,673 a	23.5 a	23.3 a	2.9 c	5.8 c
100+ Units	24,299	25,775	6,985 a	6,804 a	28.7 a	26.4 a	5.1 d	5.2 d
Total	40,473	42,361	11,168 a	11,106 a	27.6 a	26.2 a	5.2 c	5.7 c

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Calgary CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Calgary CMA										
Single Detached	n/s	n/s	**	**	1,168 c	**	1,366 b	1,458 a	1,322 a	1,408 b
Semi detached, Row and Duplex	n/s	n/s	**	**	1,038 c	1,167 c	1,121 b	1,157 b	1,059 b	1,126 b
Other-Primarily Accessory Suites	n/s	n/s	706 c	**	885 b	923 d	**	1,110 c	912 c	946 c
Total	n/s	n/s	**	**	1,044 b	1,091 b	1,236 a	1,285 a	1,141 a	1,187 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Calgary CMA - October 2011

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-10	Oct-11
Calgary CMA		
Single Detached	17,821 a	16,725 a
Semi detached, Row and Duplex	32,263 b	26,217 b
Other-Primarily Accessory Suites	3,228 d	11,936 d
Total	53,312	54,878

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

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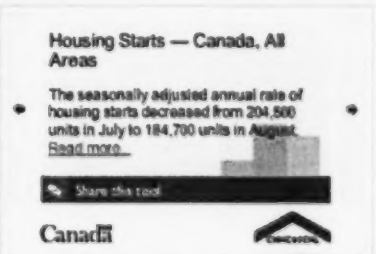
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